

TABLE I: HEIGHTS, AREAS, AND YARDS [Amended 4/00]

PREAMBLE

The following district bulk, height, setback, coverage, mass, density and open space regulations are hereby established for each district in the City of Muskegon to:

1. Promote consolidated, symbiotic relationships among structures and functions; particularly in business districts whereby a use or uses benefit from the presence of other use(s) in close proximity to it.
2. Minimize detrimental relationships among incompatible land uses.
3. Cluster development for the efficient provision of services.
4. Prevent congestion of development, people and vehicles.
5. Prevent the inappropriate crowding of land.
6. Promote shared facilities (such as drives and parking) to conserve land.
7. Provide open space for users of private and public facilities.
8. Promote development that provides for pedestrian activity and maintains pedestrian safety.
9. Provide continuity in development.
10. Promote commercial development that maintains a critical mass of activity so that it stays economically viable.
11. Prevent environmental degradation that effects public health.
12. Prevent the squanderous use of land and suburban sprawl.
13. Provide for safe and efficient circulation in sites and among sites; landscaping, buffering and interrelated community design that helps foster symbiotic relationships.

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| Zoning District | R-1 | RT | RM-1 ***** | RM-2 ***** | RM-3 ***** | B-1 ***** | B-2 ***** | B-3 ***** | B-4 ***** | B-5 ***** | I-1 ***** | I-2 ***** | OSC** ***** | OSR** ***** | LR ***** | WM ***** | H ***** | WI-PUD ***** |
|--|--------------------|--------------------|-----------------------|----------------------------|----------------------------|----------------------|------------------------|------------------------|------------------------|----------------------------|----------------------|----------------------|------------------------|------------------------|----------------------------|----------------------------|------------------------|-------------------------|
| Lot Size | | | | | | | | | | | | | | | | | | |
| Minimum (sq. ft.) | 6,000 | 8,712 | 10,890 | 14,520 | 21,780 | 4,000 | 10,890 | 4,000 | 10,890 | 10,890 | 21,780 | 43,560 | 21,780 | 21,780 | 21,780 | 21,780 | 4,000 | 43,560 |
| Density (dwelling unit per buildable acre) | 7 | 10 | 16 | 24 | 48 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 24 | ---- | ---- |
| Dedicated Common open space required | ---- | ---- | 15% | 15% | 15% | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 15% | 15% | ---- | ---- |
| Maximum Lot Coverage | | | | | | | | | | | | | | | | | | |
| Buildings: | 50% | 50% | 60% | 70% | 70% | 50% | 70% | 100% | 70% | 80% | 85% | 85% | 20% | 20% | 60% | 60% | 100% | 75% |
| Pavement: | 10% | 10% | 20% | 20% | 20% | 25% | 25% | 25% | 25% | 25% | 25% | 25% | 15% | 15% | 15% | 25% | 25% | 25% |
| Lot Width | 50 ft. | 75 ft. | 100 ft. | 125 ft. | 150 ft. | 40 ft. | 100 ft. | 30 ft. | 100 ft. | 40 ft. | 100 ft. | 150 ft. | 100 ft. | 100 ft. | 150 ft. | 150 ft. | 30 ft. | 150 ft. |
| Maximum building width | ---- | ---- | 50% | 50% | 50% | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 50% | 50% | ---- | ---- |
| Width to depth ratio | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 | 1:3 |
| Height | | | | | | | | | | | | | | | | | | |
| Minimum: | ---- | ---- | ---- | ---- | ---- | ---- | 2 stories or 35 ft.*** | 2 stories or 35 ft.*** | 2 stories or 35 ft.*** | 2 stories or 35 ft.*** | ---- | ---- | ---- | ---- | ---- | ---- | 2 stories or 35 ft.*** | ---- |
| Maximum: | 2 stories (35 ft.) | 2 stories (35 ft.) | 3 stories (50 ft.) | 4 stories (60 ft.) | 5 stories (80 ft.) | 2 stories (35 ft.) | 2 stories (35 ft.) | 6 stories (90 ft.) | 2 stories (35 ft.) | 4 stories (60 ft.) | 3 stories (50 ft.) | 3 stories (50 ft.) | 2 stories (35 ft.) | 2 stories (35 ft.) | 4 stories (60 ft.) | 4 stories (60 ft.) | 6 stories (90 ft.) | 3 stories (50 ft.) |
| Minimum Setbacks* | | | | | | | | | | | | | | | | | | |
| Front: Expressway & Arterial | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. |
| Front: Major/ Collector | 25 ft. | 25 ft. | 25 ft. | 25 ft. | 25 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. | 20 ft. |
| Front: Minor***** | 15 ft. | 15 ft. | 20 ft. | 20 ft. | 20 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| Rear:* | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| From ordinary high Water mark or Wetland**** | 30 ft. | 40 ft. | 50 ft. | 50 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. | 75 ft. |
| Side:* | | | | | | | | | | | | | | | | | | |
| 1-story (least/total) | 6/16 ft. | 8/20 ft. | 8/20 ft. | 8/20 ft. | 8/20 ft. | 8/20 ft. | 8/20 ft. | ---- | 8/20 ft. | 8/20 ft. | 10/20 ft. | 10/20 ft. | 6/16 ft. | 6/16 ft. | 8/20 ft. | 8/20 ft. | ---- | 10/20 ft. |
| 2-story (least/total) | 8/20 ft. | 10/24 ft. | 10/24 ft. | 10/24 ft. | 10/24 ft. | 10/24 ft. | 10/24 ft. | ---- | 10/24 ft. | 10/24 ft. | 15/25 ft. | 15/25 ft. | 8/12 ft. | 8/20 ft. | 10/14ft. | 10/14ft. | ---- | 15/25 ft. |
| 3-story (least/total) | ---- | ---- | 12/28 ft. | 12/28 ft. | 12/28 ft. | ---- | ---- | ---- | ---- | 12/28 ft. | 20/30 ft. | 20/30 ft. | ---- | ---- | 12/28 ft. | 12/28 ft. | ---- | 20/30 ft. |
| 4 or more stories (least/total) | ---- | ---- | ---- | 16/36 + 4 ft./story over 4 | 16/36 + 4 ft./story over 4 | ---- | ---- | ---- | ---- | 16/36 + 4 ft./story over 4 | ---- | ---- | ---- | ---- | 16/36 + 4 ft./story over 4 | 16/36 + 4 ft./story over 4 | ---- | ---- |
| Maximum Setbacks | | | | | | | | | | | | | | | | | | |
| Front: Expressway Arterial and Major | ---- | ---- | ---- | ---- | ---- | 50 ft. | 50 ft. | 50 ft. | 50 ft. | 50 ft. | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| Front: Collector | ---- | ---- | ---- | ---- | ---- | 40 ft. | 40 ft. | 40 ft. | 40 ft. | 40 ft. | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| Front: Minor | ---- | ---- | ---- | ---- | ---- | 30 ft. | 30 ft. | 30 ft. | 30 ft. | 30 ft. | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |

*****See table preamble and notes*****

---- = Not applicable

TABLE NOTES

1. One acre = 43,560 sq. ft. (for reference, this is not quite a 210' x 210' piece of property).
One-half acre = 21,780 sq. ft.
One-third acre = 14,520 sq. ft.
One-quarter acre = 10,890 sq. ft.
One-fifth of an acre = 8,712 sq. ft.
2. *See also zero lot line option and methods of determining setbacks in district regulations for each district.
3. ** Public parks are exempt from minimum lot requirements.
4. *** Minimum heights are in the form of an "overlay district" on the following street corridors only:

Western Avenue; from Ninth Street to Pine Street.
Clay Avenue; from Seventh Street to Fourth Street.
Pine Street; from Western Avenue to Apple Avenue.
5. **** Waterfront setbacks pertain to principal structures only.
6. ***** Minimum front setbacks for new principal structures in the R-1, RT, B-3, and H zones, fronting on minor streets, may align with existing principal structures in the immediate area, even if the front setback is below the minimum required.
7. Setback Measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings. [amended 10/02]
8. Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).
9. *****Setbacks are subject to landscaping requirements.